



Arthur A. Mendonsa Hearing Room  
September 22, 2015 1:30 P.M.  
MINUTES

**September 22, 2015 Regular MPC Meeting**

**Members Present:** W. Shedrick Coleman, Chairman  
Tanya Milton, Vice-Chairman  
W. James Overton, Secretary  
Joseph T. Welch, Treasurer  
Ellis Cook  
Timothy Mackey  
Lacy Manigault  
J. Adam Ragsdale  
W. Lee Smith  
Linder S. Suthers  
Tom Woiwode  
George L. Woods

**Members Not Present:** James B. Blackburn, Jr.  
Stephanie Cutter

**Staff Present:** Thomas Thomson, P.E. AICP, Executive Director  
Melony West, CPA, Director, Finance & Systems  
Gary Plumbley, Director, Development Services  
Charlotte Moore, Director of Special Projects  
Christy Adams, Director, Administration  
Bri Finau, Administrative Assistant

**Advisory Staff Present:** Robert Sebek, County Zoning Administrator

**I. CALL TO ORDER AND WELCOME**

**II. INVOCATION and PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

1. [Approve Seppetember 22, 2015 Regular MPC Meeting Agenda as presented](#)

**Board Action:**

Approve - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Tanya Milton

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

**IV. NOTICES, PROCLAMATIONS and ACKNOWLEDGEMENTS**

**Notice(s)**

2. [September 22, 2015 MPC Finance Committee Meeting at 11:30 AM in the West Conference Room, 110 East State Street.](#)

3. [October 7 \(3:00 p.m.\) and October 8 \(9:00 a.m.\) The Planning Commission Retreat](#)

4. [October 13, 2015 Regular MPC Meeting at 1:30 P.M. in the Arthur A. Mendonsa Hearing Room, 112 E. State Street.](#)

**Acknowledgement(s)**

5. [Welcome - Natavis Harris](#)

**Information Item(s) for Board Members**

6. [Reading of Development Plans Submitted for Review](#)

Attachment: [Review Log September 22.pdf](#)

**V. PRESENTATIONS**

**VI. ITEM(S) REQUESTED TO BE REMOVED FROM THE FINAL AGENDA**

**Amended Master Plan**

7. [MASTER PLAN AMENDMENT | Morgan Lakes Industrial | Godley Station North Master Plan | SW Quadrant of I-95 and Jimmy DeLoach Parkway | Change Land Use from Commercial/Retail to Light Industrial / Distribution | File No. 15-004782-PLAN](#)

**Board Action:**

Postpone Item - October 13, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Joseph Welch

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

**Zoning Petition - Map Amendment**

8. [REZONING: 7002 Skidaway Road | Rezone from PUD-IS-B \(Planned Unit Development-Institutional\) and R-6 \(One-family Residential\) Zoning Classifications to a B-N \(Neighborhood Business\) Zoning Classification | Danny Nelson, Petitioner | File No. 15-004033-ZA](#)

**Board Action:**

Postpone Item - October 13, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Joseph Welch	
James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

9. [REZONING: 514 West 41st Street | Rezone from R-4 \(Four-family Residential\) to R-B \(Residential Business\) | Advent Dental, Petitioner | File No. 15-004442-ZA](#)

<b>Board Action:</b>	
Postpone Item - October 13, 2015 Regular MPC Meeting.	- PASS
<b>Vote Results</b>	
Motion: Timothy Mackey	
Second: Joseph Welch	
James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

10. [REZONING: 824 & 828 Quacco Road | Rezone from R-A \(Residential Agriculture\) to B-N \(Neighborhood Business\) | Mintu Properties, Petitioner | File No. Z-150814-00070-1](#)

**Board Action:**

Postpone Item - October 13, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Timothy Mackey  
Second: Joseph Welch  
James Blackburn Jr. - Not Present  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Tanya Milton - Aye  
James Overton - Aye  
Adam Ragsdale - Aye  
W. Lee Smith - Aye  
Linder S. Suthers - Aye  
Joseph Welch - Aye  
Tom Woiwode - Aye  
George L. Woods III - Aye

**Zoning Petition - Text Amendment**

11. [TEXT AMENDMENT: Amend Sec. 8-3002 \(Definitions\) to Create a Definition for Townhouse Dwelling and Sec. 8-3029 \(Culyer-Brownville District\) to Establish Development Standards for a Townhouse Dwelling | Advent Dental, Petitioner | File No. 15-004082-ZA](#)

**Board Action:**

Postpone Item - October 13, 2015 Regular MPC Meeting. - PASS

**Vote Results**

Motion: Timothy Mackey  
Second: Joseph Welch  
James Blackburn Jr. - Not Present  
Shedrick Coleman - Aye  
Ellis Cook - Aye  
Stephanie Cutter - Not Present  
Timothy Mackey - Aye  
Lacy Manigault - Aye  
Tanya Milton - Aye

James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.**

## VII. CONSENT AGENDA

### 12. [September 1, 2015 MPC Meeting and Briefing Minutes](#)

Attachment: [09-01-15 MPC BRIEFING MINUTES.pdf](#)

Attachment: [09.01.15 MEETING MINUTES.pdf](#)

#### **Board Action:**

Recommend **APPROVAL** of the MPC Meeting and Briefing Minutes as submitted. - PASS

#### **Vote Results**

Motion: Timothy Mackey

Second: Tanya Milton

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Aye

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

James Blackburn Jr. - Not Present

### 13. [Petition of Christen Higgins Clougherty | 15-004800-COA | 220-224 East Bolton Street | Victorian District New Construction](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Historic Maps.pdf](#)
- Attachment: [Submittal Packet - Context.pdf](#)
- Attachment: [Submittal Packet - Drawings.pdf](#)
- Attachment: [Submittal Packet - Specifications.pdf](#)

**Board Action:**

Approve to construct a detached two-story carriage house, along the lane, for the property located at 220-224 East Bolton Street, including adjustments to the side yard setbacks, with the following conditions because the proposed work is otherwise visually compatible, and meets the development standards and the design guidelines. - PASS

1. Increase the width of the trim surrounding the man doors and garage doors to match the trim proposed around the windows.
2. Paint or stain the wood fence sections.

**Vote Results**

Motion: Timothy Mackey  
Second: Tanya Milton

James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

14. [Approve Budget Adjustments to establish a separate Transportation Fund](#)

Attachment: [Transportation Budget Adjustments 09222015.pdf](#)

**Board Action:**

Approve the budget adjustments - PASS

**Vote Results**

Motion: Timothy Mackey

Second: Tanya Milton	
James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

### VIII. OLD BUSINESS

### IX. REGULAR BUSINESS

15. [TEXT AMENDMENT | Amend Section 8-3030\(n\)\(6\) to allow fiber cement as a replacement material for wood on historic buildings | 15-004243-COA](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Examples of Fiber Cement vs Wood Siding.pdf](#)

Attachment: [HPD Comments.pdf](#)

Attachment: [Preservation Brief 16- The Use of Substitute Materials on Historic Building Exteriors.pdf](#)

Attachment: [Public Comment- Ellsworth-Hallett.pdf](#)

#### **Board Action:**

The MPC staff recommends denial of the petitioner's amendment - PASS

#### **Vote Results**

Motion: Tanya Milton

Second: James Overton

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

James Blackburn Jr. - Not Present



Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present

16. [TEXT AMENDMENT: Amend Article K \(Mid-City District\), Sec. 8-3219\(15\)\(c\) \(Commercial Standards, Major and Minor Vehicle Sales and Service\) | Eric Riley, Petitioner | File No. 15-004814-ZA](#)

Attachment: [15-004814-ZA-Amend Sec 8-3129.pdf](#)

Attachment: [Aerial Map.pdf](#)

Attachment: [Street View of Petitioner's Property.pdf](#)

**Board Action:**

Staff recommends **denial** of the petitioner's request to amend Article K of the zoning ordinance - PASS related to major and minor vehicle repair.

**Vote Results**

Motion: James Overton

Second: George L. Woods III

James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Not Present
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

17. [REZONING: 11 West Liberty Street | Rezone from RIP-D \(Medium Density Residential\) to RIP-B-1 \(Medium Density Residential\) | Melissa Johnson \(Mellow Mushroom\), Petitioner | File No. 15-004789-ZA](#)

Attachment: [Staff Report-15-004789-ZA-Sept 22.pdf](#)

Attachment: [Maps.pdf](#)

Attachment: [Table 1 District Use Comparison.pdf](#)

Attachment: [Table 2 District Development Standards Comparison.pdf](#)

Attachment: [Table 3 District Alcohol & Food Use Comparison.pdf](#)

Attachment: [Opposition Letter.pdf](#)

Attachment: [Photos.pdf](#)

**Board Action:**

Approval of the requested rezoning from an RIP-D (Medium Density Residential) zoning classification to an RIP-B-1 (Medium Density Residential) zoning classification. - PASS

**Vote Results**

Motion: George L. Woods III

Second: Adam Ragsdale

James Blackburn Jr. - Not Present

Adam Ragsdale - Aye

W. Lee Smith - Aye

Linder S. Suthers - Aye

Joseph Welch - Aye

Tom Woiwode - Aye

George L. Woods III - Aye

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Lacy Manigault - Aye

Tanya Milton - Aye

James Overton - Aye

18. [REZONING: 444 Johnny Mercer Boulevard | Rezone from P-I-P \(Planned Institutional Professional\) to P-B-N \(Planned Neighborhood Business\) | Johnny Mercer Properties, LLC, Petitioner | File No. Z-150902-00074-1](#)

Attachment: [Maps.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [B-N and I-P district.pdf](#)

**Board Action:**

Staff recommends approval to rezone 444 Johnny Mercer Boulevard from P-I-P (Planned Institutional Professional) to P-B-N (Planned Neighborhood Business). - PASS

**Vote Results**

Motion: James Overton

Second: Joseph Welch

James Blackburn Jr. - Not Present

Shedrick Coleman - Aye

Ellis Cook - Aye

Stephanie Cutter - Not Present

Timothy Mackey - Not Present

Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Not Present
George L. Woods III	- Aye

19. [SITE DEVELOPMENT PLAN \(GENERAL PLAN\): 2020 Westlake Avenue | Westlake Development \(Boarding House\) | Lenell DeFour, Applicant | File No. P-150527-00046-1](#)

- Attachment: [Maps.pdf](#)
- Attachment: [Gen. Dev. Plan.pdf](#)
- Attachment: [09-28-2015 B-150708-00053-1 ZBA Decision.pdf](#)
- Attachment: [Attorney Karen Brown's Letter to MPC.pdf](#)
- Attachment: [County Attorney's Letter - 2020 Westlake.pdf](#)
- Attachment: [09-22-15 - Staff Report P-150527-00046-1 Westlake Development - GDP - 2020 Westlake Avenue .pdf](#)

**Board Action:**

POSTPONE to October 13, 2015 Regular MPC Meeting.

**Vote Results**

Motion: George L. Woods III

Second: Joseph Welch

James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	-
Stephanie Cutter	- Not Present
Timothy Mackey	-
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	-
Adam Ragsdale	-
W. Lee Smith	-
Linder S. Suthers	- Aye
Joseph Welch	-
Tom Woiwode	-
George L. Woods III	-

**X. OTHER BUSINESS**

20. [Election of Officers for 2015 - 2016](#)

**Board Action:**

Chairman	Tanya Milton	
Vice Chairman	James Overton	
Treasurer	George Woods	- PASS
Secretary	Joseph Welch	

**Vote Results**

Motion: Lacy Manigault	
Second: Adam Ragsdale	
James Blackburn Jr.	- Not Present
Shedrick Coleman	- Aye
Ellis Cook	- Aye
Stephanie Cutter	- Not Present
Timothy Mackey	- Aye
Lacy Manigault	- Aye
Tanya Milton	- Aye
James Overton	- Aye
Adam Ragsdale	- Aye
W. Lee Smith	- Aye
Linder S. Suthers	- Aye
Joseph Welch	- Aye
Tom Woiwode	- Aye
George L. Woods III	- Aye

**XI. ADJOURNMENT**

21. [Adjourn September 22, 2015 Regular MPC Meeting](#)

There being no further business to come before the Board, the September 22, 2015 Regular MPC meeting was adjourned at 3:30 p.m.

Respectfully,

Thomas L. Thomson, P. E., AICP  
Executive Director

/bf

**XII. DEVELOPMENT PLANS SUBMITTED FOR REVIEW**

22. [Development Plans Submitted for Review](#)

Attachment: [Review Log September 22.pdf](#)

*The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.*